



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA CITY HALL
3939 N. DRINKWATER BOULEVARD
NOVEMBER 3, 2005
APPROVED STUDY SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
Michael D'Andrea, Development Member
James Heitel, Commission Member (departed at 2:52)
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

STAFF: Donna Bronski
Mac Cummins
Tim Curtis
Lusia Galav
David Ortega
Paul Porell
Dan Symer
Kira Wauwie

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:24 p.m. A roll call confirmed the presence of Board Members as noted above.

REVIEW DRB CASES

3. 3-PP-2005 Esperanza

Mr. Curtis presented material boards for Board approval. Vice-Chairman Cortez requested an explanation regarding how the trails on platted lots 14 through 17 are for public use. Mr. Curtis explained that the public trail is located at the southeast corner of lot 17. The developer desires that paths and patio areas extend onto the hillside area. Vice-Chairman Cortez did not recall seeing a similar request before the Board in the past. Mr. Curtis further explained that staff implemented a

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stipulation regarding the treatment of the areas in question and strict limitations in terms of what the area would be used for. The remainder of the area would be Natural Area Open Space.

Vice-Chairman Cortez requested that this item be moved from the consent agenda to the regular agenda for further discussion.

4. 4-DR-2005#3 Taneko Tavern at the Borgata

Mr. Cummins presented material boards for Board review.

No questions or comments presented.

STUDY SESSION

1. The Upton, 79-DR-2005 Review of Elevations

Ms. Galav introduced the case. Mr. Bruner, project Architect, addressed the Board. Highlights of the PowerPoint presentation included an aerial, black and white photographs of the structure, conceptual landscape plan, drawings depicting setback lines, color photographs of the surrounding area, sample material palette, elevations, and the landscape plan.

Board Member Jones commented that this is a very interesting project. He noted that the glass looks very yellow in the materials. Mr. Bruner confirmed that the glass has a slight green cast. Board Member Jones and Mr. Bruner discussed the use of galvanized steel, wire mesh and other materials.

Vice-Chairman Cortez noted that this is another exciting project. He asked how the Applicant had responded to the downtown design guidelines. Mr. Bruner presented an overview of the properties contained in the surrounding area, noting that this is an area in transition.

Board Member O'Neill expressed support for the project. Board Member D'Andrea commended Mr. Bruner's passion for architecture.

2. Acapulco Bay Restaurant, 346-SA-2005, Colors

Mr. Symer presented the case, noting that this is a code enforcement action. The Applicant painted the building a pumpkin orange without prior approval. The original tile and brick were retained. Mr. Symer noted that there is a wide range of colors in the neighborhood.

Board Member O'Neill asked if the Applicant was simply unaware of the process with regard to instituting color changes. Mr. Symer confirmed that that was the case.

Board Member Schmitt noted a difference between the color on the building and the color sample in the packet. Ms. Galav presented an accurate color sample. Board Member Schmitt reported driving by the site and stated that the color is not in keeping with what is in the neighborhood. Neighboring homes and businesses are more pastel and this building extremely bright.

Board Member Jones wondered if the owner might consider muting the color. He suggested leaving the entry and the panels below the windows orange and softening the appearance of the rest of the building by blending orange with gray. The Applicant, speaking through an interpreter, indicated willingness to make the suggested change.

Upon discussion, the consensus of the Board is to review a sample of the new color in a study session and then pass this matter to staff for approval.

3. Elegant Jewelry, 460-PA-2005, Facade Improvement

This item was pulled from the agenda to be heard at later date.

The study session adjourned to commence the regular meeting of the Development Review Board at 1:04 p.m. and reconvened at 2:52 p.m.

4. Body Sculpting Center, 28-DR-2005, Colors

Mr. Cummins reported that this item would be rescheduled to a future agenda, as the Applicant was not in attendance.

5. Portales Residential, 28-DR-2000#4

Mr. Symer presented the case, noting that the relocation of the casitas was a significant change. Mr. Goldstein addressed the Board. The square footage of the casitas has been integrated into the main buildings.

Councilman Osterman expressed favor for the new plan. Mr. Goldstein reported that two public meetings were held to unveil the proposed changes and reaction has been unanimously positive.

Board Member Jones expressed favor towards the overall project.

Board Member D'Andrea applauded the Applicant for the improved design. He requested that the gates, which might add to traffic congestion, be addressed.

Mr. Porell addressed the Board regarding the Transportation Department's involvement with the developer. Board Member O'Neill commented that if he understood the issue correctly, this issue might, in fact, be between residents and the City of Scottsdale.

Mr. Porell reported that residents expressed continued concerns about access to the adjacent commercial property. The configuration of the underground garages was an additional concern. Neighbors are concerned about traffic on Chaparral.

Mr. Goldstein asked Mr. Porell whether a right-turn-only would address the issue of traffic calming, eliminating the need to build gates on the development. Mr. Porell indicated that it would not address the issue of commercial traffic having additional access to Chaparral.

Board Member Schmitt commented that the elimination of the casitas is an improvement. He noted a potential problem area in the underground garage. Mr. Goldstein expressed that the developer is happy to work with the City in an effort to discourage traffic from going westbound on Chaparral and to prevent traffic from accessing the commercial development through their site. The gates are viewed as a hindrance to residents.

ADMINISTRATIVE REPORT

Ms. Galav announced that an Open House will take place at the Design Review Center at 5:30 p.m. on November 3rd for the ASU-F project.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board adjourned at 3:12 p.m.

Respectfully submitted,
A/V Tronics, Inc.